

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men by these Presents
008859

That we, Keith G. Veilleux and Gail M. Veilleux, of Belgrade, County of Kennebec and State of Maine for consideration paid, grants to Eugenia Denis, whose mailing address is 15 1/2 Summer Street, Apt. #2, Waterville, Maine the receipt whereof is hereby acknowledged, Eugenia Denis, her heirs and assigns forever, two certain lots or parcels of land together with the buildings thereon, situated on May Street in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows, to wit:

Parcel I:

Starting at a point in the westerly line of May Street, which point is one hundred (100) feet northerly of the intersection of the northerly line of Abbott Street with the westerly line of May Street; thence at right angles to the west a distance of one hundred (100) feet; thence at a right angles to the north a distance of fifty (50) feet; thence at right angles to the east a distance of one hundred (100) feet to the westerly line of May Street; thence to the south along the westerly line of May Street a distance of fifty (50) feet to the point of beginning.

This conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than twenty (20) feet from the line of any street; provided, however, that porticoes projecting not over three feet, steps, and windows are to be allowed on said reserved space. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than seven thousand dollars (\$7,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than fifty (50) feet frontage on the street.

Parcel II:

Starting at a point on May Street one hundred (100) feet northerly from the intersection of the westerly line of May Street with the northerly line of Abbott Street, and which point is also the southeast corner of a strip of land conveyed by Lewis J. Rosenthal to Duane A. Hurd et al; thence to the west along the southerly line of said land of said Duane A. Hurd et al a distance of sixty (60) feet; thence at right angles to the south a distance of five (5) feet; thence at right angles to the east a distance of sixty (60) feet to the west line of May Street; thence to the north along the west line of May Street a distance of five (5) feet to the point of beginning.

R. Gifford

57-254

For source of title, reference may be had to a certain instrument from Ronald J. Rodrigue and Karen M. Rodrigue to Sterling M. Hoak and Kate L. Hoak dated December 24, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2761, Page 341.

Being the same premises conveyed to Keith G. Veilleux and Gail M. Veilleux by deed of Keith G. Veilleux dated March 101, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3515, Page 189

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Eugenia Denis, her heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Keith C. Veilleux and Gail Veilleux, join in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals this 5th day of April, 2001.

Donald E. Guild
Witness

to foot
Witness

Keith G. Veilleux
Keith G. Veilleux

Gail M. Veilleux
Gail M. Veilleux

STATE OF MAINE
KENNEBEC, SS.

April 5, 2001

Then personally appeared the above-named Keith G. Veilleux and Gail M. Veilleux and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Donald E. Guild
Attorney/Notary Public

DONALD E. GUILD
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MAY 5, 2003



RECEIVED KENNEBEC SS...

2001 APR 11 PM 3:12

ATTEST: *Donald E. Guild*
REGISTER OF DEEDS